

**Upon recording return this instrument to:**


Multi-Vest, LLC  
3505 Bent River Road  
Hoover, Alabama 35216

**This instrument was prepared by:**

Michael M. Partain, Esq.  
Attorney at Law  
Michael M. Partain, LLC  
The Kress Building  
301 Nineteenth Street, Suite 501  
Birmingham, Alabama 35203

**Mail tax notice to:**

Multi-Vest, LLC  
3505 Bent River Road  
Hoover, Alabama 35216

  
20180305000070700 1/4 \$74.00  
Shelby Cnty Judge of Probate, AL  
03/05/2018 12:38:53 PM FILED/CERT

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **WELLINGTON DEVELOPMENT COMPANY, LLC**, an Alabama limited liability company (formerly known as Wellington Development Corporation), and **WERTH REALTY, INC.**, an Alabama corporation (hereinafter referred to as the "Grantors"), in hand paid by **MULTI-VEST, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do hereby remise, release, quitclaim, and convey unto the Grantee all of the Grantors' right, title, and interest in and to that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto set its hand and seal as of the 28<sup>th</sup> day of February, 2018.

Grantors:

**WELLINGTON DEVELOPMENT COMPANY, LLC**

By: 

Name: Charles G. Kessler

Its:     Manager

Shelby County, AL 03/05/2018  
State of Alabama  
Deed Tax: \$50.00

WERTH REALTY, INC.

By: 

Name: Robert C. Barnett


Its: President

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles G. Kessler, whose name as Manager of **Wellington Development Company, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 28th day of February, 2018.

[NOTORIAL SEAL]

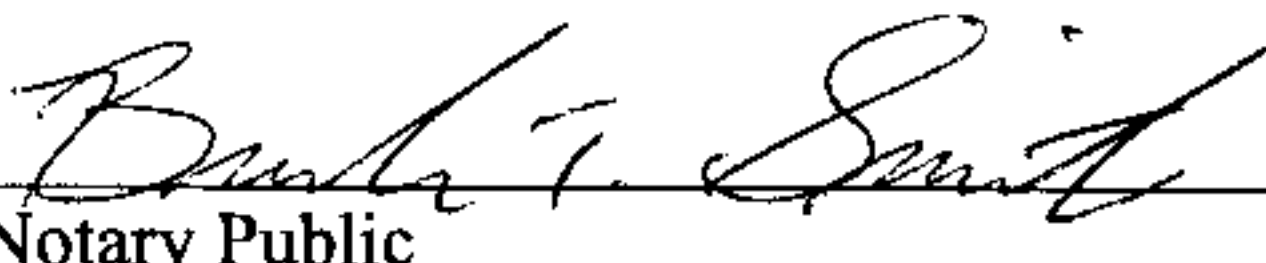
  
Notary Public  
My commission expires: 3/13/2020

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Barnett, whose name as President of **Werth Realty, Inc.**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 28th day of February, 2018.

[NOTORIAL SEAL]

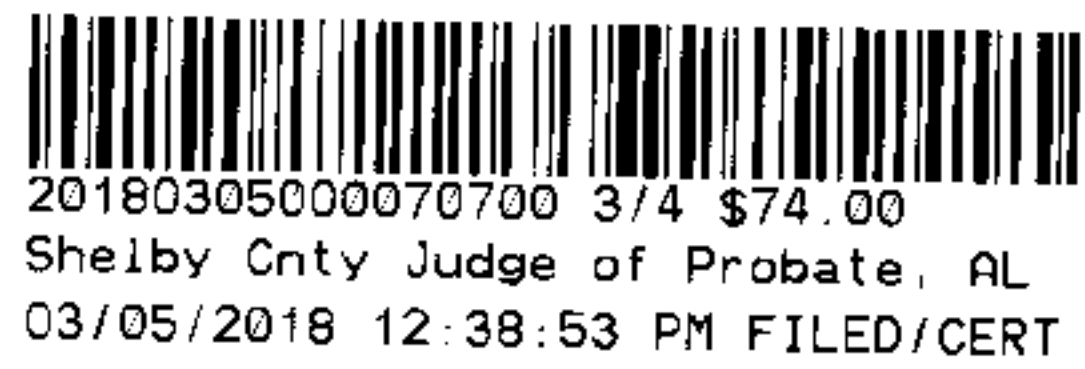
  
Notary Public  
My commission expires: \_\_\_\_\_

BRANDON T. SMITH  
Notary Public, Alabama State At Large  
My Commission Expires July 16, 2019

## **EXHIBIT A**

### **Legal Description**

Lot 235, according to the Survey of Bent River Commons, 3<sup>rd</sup> Sector, 3<sup>rd</sup> Addition, as recorded in Map Book, 41, Page 46, in the Probate Office of Shelby County, Alabama.



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Wellington Development Co. LLC  
Mailing Address 3505 BENT RIVER RD B'HAM AL 35216  
AND WERTH REALTY, INC.  
2107 5TH AVENUE N B'HAM AL 35203

Grantee's Name MULTI-VEST, LLC  
Mailing Address 3505 BENT RIVER ROAD  
BIRMINGHAM, AL 35216

Property Address LOT 235 ACCORDING TO THE  
SURVEY OF BENT RIVER COMMONS  
3RD SECTOR 3RD ADDITION AS RECORDED  
MAP BOOK 41, PG 46, PROBATE SHELBY CO

Date of Sale 02/27/18  
Total Purchase Price \$10.00  
or  
Actual Value \$50,000  
or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 02/27/18

Print CHARLES G KESSLER JR


Sign



(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

eForms

  
20180305000070700 4/4 \$74.00  
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